

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

8 Wyena Street Rye VIC 3941

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$675,000

&

\$735,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,047,500

Property type

House

Suburb

Rye

Period-from

01 Feb 2021

to

31 Jan 2022

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale:

Address of comparable property

Price

Date of sale

2 Monte Vista Court Rye VIC 3941	\$703,000	16-Nov-21
25 McDonald Road Rye VIC 3941	\$686,250	27-Oct-21

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 02 February 2022



2 Monte Vista Court Rye VIC 3941 Sold Price **\$703,000** Sold Date **16-Nov-21**

3
 1
 2

Distance **2.11km**



25 McDonald Road Rye VIC 3941 Sold Price **\$686,250** Sold Date **27-Oct-21**

3
 1
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Distance **1.56km**

RS = Recent sale **UN** = Undisclosed Sale

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